Karen Johnson Davidson County
Batch# 533233 DEEDQC
12/14/2020 02:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201214-0147235

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 10th day of December, 2020. Notary Public My Commission Expires:

HUNTER R. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kristin J. Tant, Trustee 9540 Sanctuary Place Brentwood, Tennessee 37027	SAME	117 15 3F 002.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **J. Matthew Tant,** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to an irrevocable trust, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Kristin J. Tant, Trustee of the 1911 Richard Jones Road Trust dated December 10, 2020,** and to her successors in trust, with full power

to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 10th day of December, 2020.

J. Matthew Tant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Matthew Tant, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 10th day of December, 2020.

My Commission Expires: _____

Notary Public

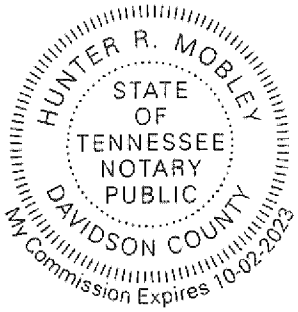


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit "B" on the plan of 4100 Lone Oak Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 4100 Lone Oak Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191031-0111829, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Jacob Matthew Tant by deed from Stephen Church, Trustee of the 8GCO Revocable Trust u/a/d 7/21/14, of record as Instrument No. 20200304-0023639, Register's Office for Davidson County, Tennessee.

J. Matthew Tant and Jacob Matthew Tant are one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-15-0-127.00.

Matters shown on the Plan of record in Plat Book 1130, page 30, said Register's Office.

This is improved property known as 1911 Richard Jones Road, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

